



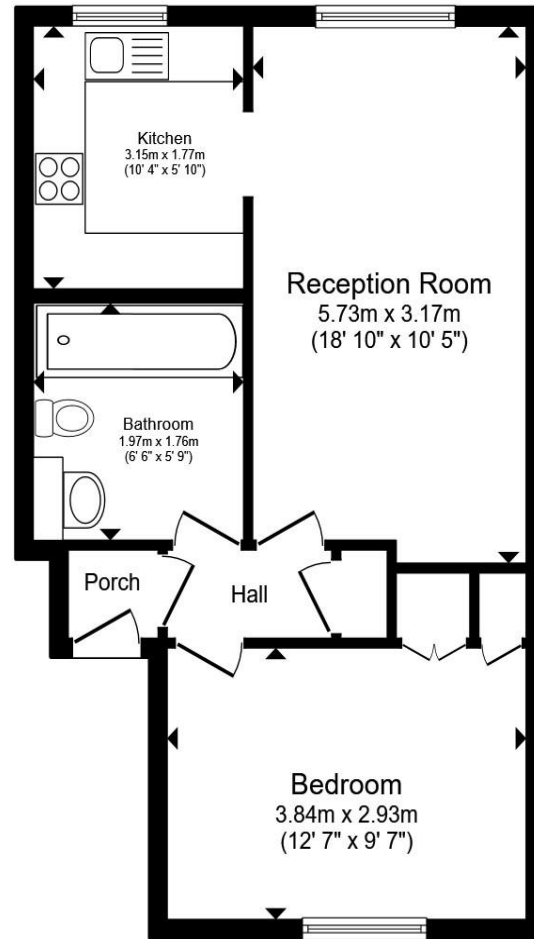
**Elton Park, Watford, WD17 4NW**

**welcome to**

**Elton Park, Watford**

A well-presented 1-bedroom first floor flat in the desirable Nascot Wood area, offering spacious accommodation, allocated parking, a long 150-year lease, chain-free status, and excellent access to major transport and road links.





### Entrance

### Reception Room

18' 10" x 10' 5" ( 5.74m x 3.17m )

### Bedroom

12' 7" x 9' 7" ( 3.84m x 2.92m )

### Kitchen

10' 4" x 5' 10" ( 3.15m x 1.78m )

### Bathroom

6' 6" x 5' 9" ( 1.98m x 1.75m )

Total floor area 49.8 m<sup>2</sup> (536 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



### Agents Note

Heating to the property is served by electric heating. Please contact the branch for more details.

welcome to

## Elton Park, Watford

- 1-Bedroom First Floor Flat
- Nascot Wood Location
- 0.3 Miles to Watford Junction & 0.5 Miles to High Street
- Allocated Parking Space
- 150-Years Remaining on the Lease

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 189 years from 29 Sep 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £229,950



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/WAF104994](https://www.brownandmerry.co.uk/Property/WAF104994)



Property Ref:  
WAF104994 - 0003

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